

## **LAND BOARD AGENDA ITEM**

**June 19, 2006**

### **FINAL APPROVAL FOR LAND BANKING PARCEL SALE # 372 85.2 acres in Kalispell, Section 36, T29N, R22W**

#### **Background:**

On June 20th, 2005 the Board gave preliminary approval to Sale # 372 (Spring Prairie) to continue through the Land Banking sales evaluation process. On January 17, 2006 the Board set the minimum bid amount for the sale of the Spring Prairie parcel at \$41,457/ac. On June 15, 2006 the parcel was sold at public auction in Kalispell, and the high bid for the parcel by Southwest Homes was \$75,117/acre, for a total sale price of \$6.4 million.

Southwest Homes has entered into a Purchase Agreement with the State, and closing has been set for July 19 contingent upon final approval by the Board.

#### **Public Involvement:**

Consideration of final approval by the Board for the Spring Prairie parcel concludes DNRC involvement in an extensive public process developed for the Land Banking Program which included public notices in local and regional newspapers, letters to interested parties, including the Dept. of Fish, Wildlife and Parks, county commissioners, U.S. Fish and Wildlife Service, the Negotiated Rulemaking Committee members, and others. Planning and design ideas and concepts were gathered from the Sonoran Institute, the development community, the City of Kalispell Planning Director, and the Smart Growth Coalition.

A new phase of public involvement begins with the appropriate state and local regulatory agencies. The subdivision and development process will provide the citizens of the State of Montana and Flathead County opportunities to comment on the development of this parcel.

#### **Agency Recommendation:**

The Department recommends final approval of the first Land Banking parcel, Sale # 372 at Spring Prairie for \$6.4 million.